



## Saxon Road, Wrexham LL11 4SQ

### £240,000

Situated in a quiet cul-de-sac within the sought-after residential area of Gwersyllt, this well-presented three-bedroom detached family home offers spacious and versatile living accommodation throughout.

In brief, the property comprises an entrance porch, a bright open-plan living and dining room, a modern fitted kitchen, two double bedrooms, a generous third bedroom, and a contemporary four-piece family bathroom. Externally, there is a driveway providing off-road parking, an integral garage, and well-maintained gardens to both the front and rear - perfect for family living or entertaining.

Saxon Road is ideally located in the heart of Gwersyllt, a popular area offering a wealth of local amenities including shops, supermarkets, schools, and leisure facilities. Alyn Waters Country Park is just a short drive away, providing beautiful woodland walks and outdoor recreation, while excellent road and rail links offer convenient access to Wrexham City Centre, Mold, Chester, and beyond.

A superb family home in a quiet yet convenient location - early viewing is highly recommended.

- THREE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN LIVING/DINING SPACE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES AND GENEROUS THIRD
- DRIVEWAY
- CUL-DE-SAC
- ENTRANCE PORCH WITH ACCESS TO GARAGE
- MODERN KITCHEN
- FOUR-PIECE FAMILY BATHROOM
- GARDENS TO THE FRONT AND REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION



## Entrance Porch

UPVC double glazed door leads into entrance porch with ceiling light point, gloss tiled flooring, radiator, door into garage and living areas.

## Open Plan Living/Dining

Spacious lounge and dining room with uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear from the dining room area. Access to under-stairs storage space. Carpeted flooring throughout, two panelled radiators, two ceiling light points, doors to kitchen and door to staircase.

## Kitchen

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob and extractor hood over. Space for fridge-freezer and washing machine. 1.5 stainless steel sink unit with mixer tap. Finished with wooden laminate flooring, brick-style splash back tiling, ceiling light point, uPVC double glazed door to side of property and uPVC double glazed window overlooking the garden area.

## Landing Area

UPVC double glazed window to the side elevation, 'U shaped carpeted stairs lead to landing area with ceiling light point, doors off to three bedrooms and bathroom.

## Bedroom One

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rail and shelving. Ceiling light point, carpet flooring and panelled radiator.

## Bedroom Two

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with clothing rail and shelving. Access to loft with pull-down ladder. Ceiling light point, carpet flooring and panelled radiator.

## Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

## Bathroom

Four piece family bathroom comprising a low-level WC, wash hand basin sat on a vanity storage unit, panelled path and corner shower cubical with mains shower. Storage cupboard housing the boiler. Finished with wood effect tiled flooring, shave point, panelled radiator, 1/2 tiled walls, ceiling light point and two uPVC double glazed windows to the side elevation.

## Garage

Integral garage with up and over door, power, lighting, window to the side and integral door into entrance porch.

## Outside

Externally, the property is situated at the end of a peaceful cul-de-sac, enjoying a good degree of privacy. To the front, there is a neatly maintained lawned garden and a concrete driveway providing off-road parking for two vehicles, along with a sheltered entrance porch. Gated access to the side leads to the rear garden, with one side featuring a practical lean-to providing useful covered storage space. The rear garden is well presented and ideal for families, featuring a paved patio area perfect for outdoor dining, raised sleeper borders, and a central lawned section. Enclosed by fencing to all boundaries, the garden offers both privacy and security, creating a pleasant and safe outdoor space for relaxation or play.

## Additional Information

The loft is boarded and has a pull-down ladder for access. The boiler is combination and is located in the bathroom cupboard.

## Important Information



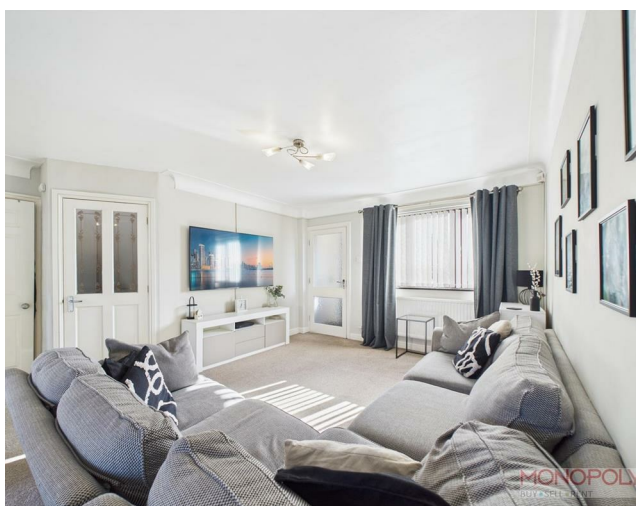


## MONEY LAUNDERING REGULATIONS 2003

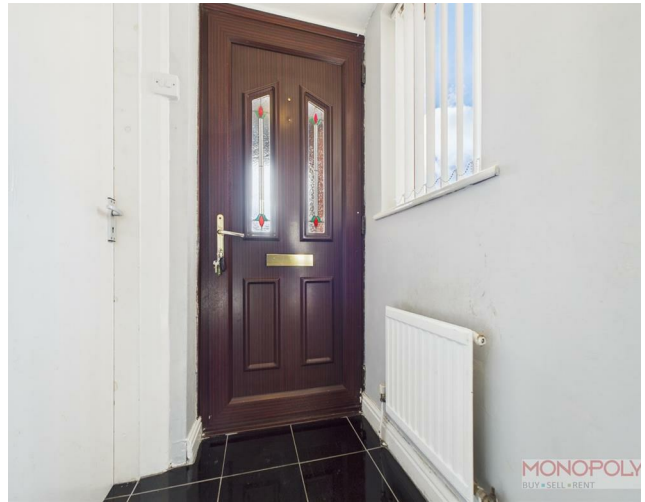
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





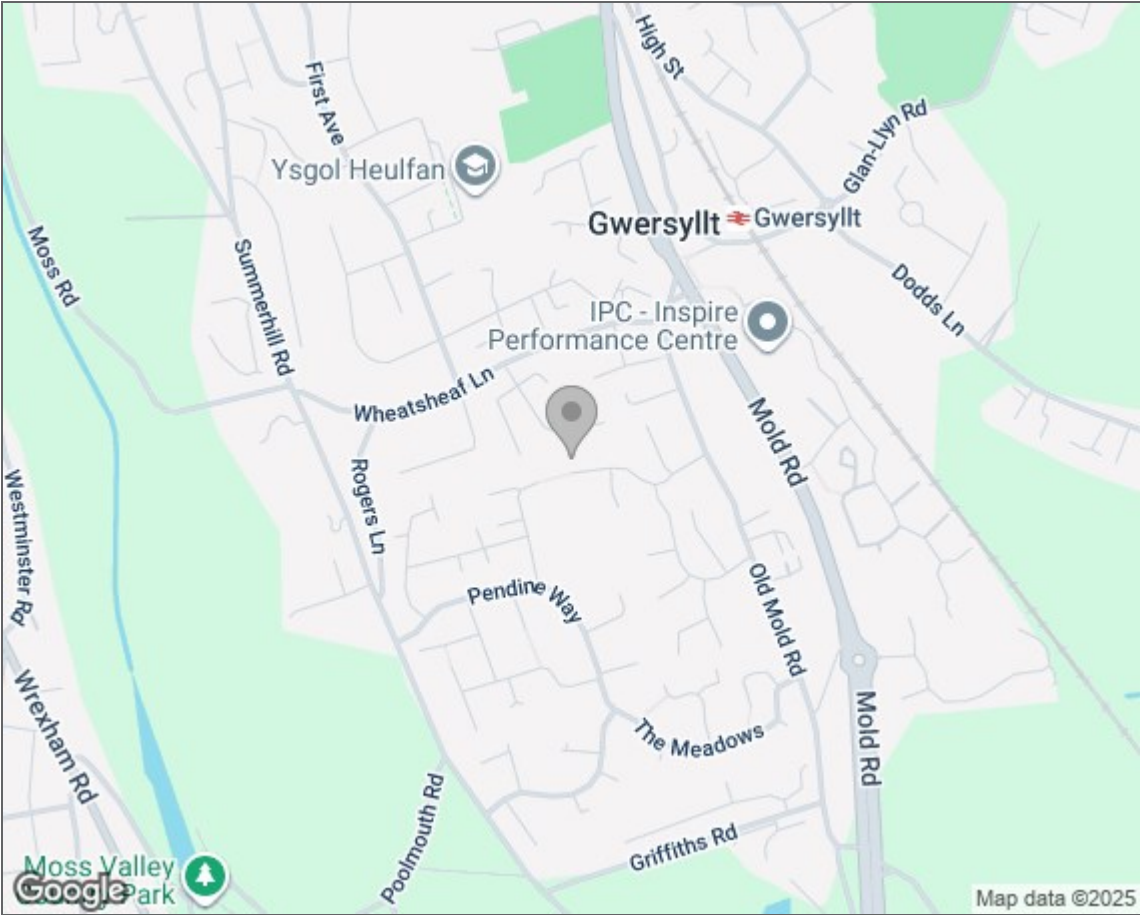












| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 84        | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         |           |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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